



ARCHITECTS ■ PLANNERS

October 28, 1996

Pedro Orso Delgado, Project Manager
Caltrans District 11
P.O. Box 85406
San Diego, CA 92186 - 5406

Dear Mr. Delgado;

The purpose of this letter is to represent the position of the Alamitos Land Company regarding the State Route 78/111 Brawley Bypass, as it pertains to its property known as the Luckey Ranch. RNM has been retained as the land planner for the preparation of a master plan, General Plan Amendment, and Specific Plan for the 1,942 acres that constitutes the Luckey Ranch. The Luckey Ranch consists of two parcels, a 100 acre parcel just east of the Southern Pacific Railroad and south of Shank Road, and 1,842 acres located east of Best Road between Shank Road and State Route 78. Over the past two years, RNM has been working with the City of Brawley and Caltrans to design the master plan. The current plan for the site (see attached plan) shows the Brawley Bypass following the Del Rio alignment, consistent with the alignment preferred by the City of Brawley and shown in their General Plan. We have met on several occasions with representative of Caltrans and were directed to reserve 200 feet of right-of-way and to plan for two access points to the future expressway. Our Specific Plan shows this reservation and contains a phased plan for the roadway that would begin with a two-lane roadway with intersections at SR 78, River Road, and Shank Road which would be phased into a four- to six-lane facility, over time, depending on funding availability. The ultimate expressway design is planned to contain four-way signalized intersections (or interchanges) at SR 78 and Shank Road and an overpass at River Road, consistent with previous direction provided by Caltrans. Best Road is shown realigned to accommodate the expansion of the Brawley Municipal Airport and to serve as a frontage road to SR 111. To date, Alamitos Land Company has shown the specified right-of-way reservation on its development applications to the City of Brawley.

As representatives for the Alamitos Land Company, we would like to express our support for the Brawley Bypass alignment that is preferred by the City of Brawley and request that four-way intersections be planned at both SR 78 and at Shank Road. Thank you for your attention to this matter. If you have any questions, please call me to discuss this further.

Sincerely,

Leslie C. Lee, Managing Director

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